

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

January 28, 2015

9:00 A.M.

NO ADDENDUM



PLANNING COMMISSION

Robert H. Witte, Jr., Chairperson (Brookland)
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)
Tommy Branin (Three Chopt)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Eric S. Leabough, C.P.C. (Varina)
Patricia S. O'Bannon, Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

**DEVELOPMENT REVIEW AND DESIGN
DIVISION – DEPARTMENT OF PLANNING**

Leslie A. News, PLA, Principal Planner
Kevin D. Wilhite, C.P.C., AICP, County Planner
Michael F. Kennedy, County Planner
Christina Goggin, AICP, County Planner
Anthony R. Greulich, C.P.C., County Planner
Greg Garrison, AICP, County Planner
Matthew Ward, County Planner
Lee Pambid, C.P.C., County Planner
Aimee B. Crady, AICP, County Planner
Robert Peterman, GIS Technician
Kate B. Teator, Senior Planning Technician/Recording
Secretary

WELCOME: @ 9:02AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Ted Strong, Richmond Times-Dispatch

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

There are no conditional extensions for consideration.

TRANSFER OF APPROVAL

POD-66-08
POD2014-00451, POD2014-00452, and POD2014-00453
West Broad Village Phase III (REI, Homegoods, and Common Area) - 2010 and 2020 Old Brick Road

APPROVED/EXPEDITED

Nathan Hilbig for Excel Trust, LP dba Excel WBV V, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from West Broad Village IV, LLC and West Broad Village V, LLC to Excel Trust, LP dba Excel WBV V, LLC. The 3.577-acre site is located on the south line of W. Broad Street (U.S. Route 250) and the north line of Old Brick Road (private), approximately 700 feet east of Gathering Place (private), on parcels 744-760-2973, 744-760-0952, and 744-760-3257. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The deficiencies identified by staff at time of inspection included missing landscaping and lighting fixtures. The applicant has addressed all deficiencies.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Nathan Hilbig)
(Applicable Rezoning Cases and PUPS: C-12C-06)

TRANSFER OF APPROVAL

POD2012-00225
POD2014-00456
Chuy's Mexican Food
Restaurant at West Broad
Village - 11229 W. Broad
Street (U.S. Route 250)

APPROVED/EXPEDITED

Nathan Hilbig for Excel Trust, LP dba Excel WBV V, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from West Broad Village V, LLC to Excel Trust, LP dba Excel WBV V, LLC. The 0.296-acre site is located on the south line of W. Broad Street (U.S. Route 250) and the north line of Back Street (private), approximately 300 feet west of Gathering Place (private), on parcel 743-761-1500. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The deficiency identified by staff at time of inspection included stop sign repair, which has been completed by the applicant.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Nathan Hilbig)
(Applicable Rezoning Cases and PUPS: C-12C-06)

PLAN OF DEVELOPMENT (Deferred from the December 17, 2014 Meeting)

POD2014-00175

Family Dollar at 1276 New Market Road - New Market Road (State Route 5)

**DEFERRED BY
APPLICANT TO 2/25/2015**

Balzer and Associates, Inc. for Felts & Kilpatrick Construction Company, Inc. and Twin Rivers Capital, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,320 square-foot retail store. The 2.50-acre site is located at the southeast corner of the intersection of New Market Road (State Route 5) and North James Estates Drive, on parcels 802-702-9916, 802-702-8535, 802-702-8929, and 803-702-1005. The zoning is B-1C, Business District (Conditional). County water and sewer. (**Varina**)

The applicant has requested a deferral to the February 25, 2015 meeting.

The developer, Twin Rivers Capital, has requested deferral to the February 25, 2015 Planning Commission hearing to allow time to hold a community meeting and provide revised plans as to address outstanding issues related to the site and architectural plans.

Currently Public Works Traffic Division cannot recommend approval of the plan as submitted because right-of-way dedication to 52 feet from centerline is required for property frontage along New Market Road (State Route 5) and is not currently provided.

VDOT has granted a spacing waiver for the proposed entrance on New Market Road (State Route 5).

The developer has revised the architectural elevations to include additional windows along the front and sides of the building and lintels above the windows. Planning has requested additional revisions to the elevations that incorporate a mansard roof, double doors instead of sliding glass doors and additional cornice detail on the façade's pediment to reflect the proffered building design.

Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. The right-of-way for widening of New Market Road (State Route 5) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on New Market Road (State Route 5) shall be approved by the Virginia Department of Transportation and the County.

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31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the east side of New Market Road (State Route 5).
33. The proffers approved as a part of zoning case C-22C-10 shall be incorporated in this approval.
34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)
(Applicant's Representative: Christopher Shust)
(Applicable Rezoning Cases and PUPS: C-22C-10)

PLAN OF DEVELOPMENT (Deferred from the December 17, 2014 Meeting)

POD2013-00428

Family Dollar at 60 E.
Williamsburg Road - 60 E.
Williamsburg Road (U.S.
Route 60)

**DEFERRED BY
APPLICANT TO 3/25/2015**

Balzer and Associates, Inc. for Brick House Manner, LLC and Twin Rivers Capital, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,320 square-foot retail store. The 1.09-acre site is located at the northwest corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Garland Avenue, on parcels 827-716-7805, 827-716-7107, and 827-716-8603. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

The applicant has requested a deferral to the March 25, 2015 meeting.

As of the preparation date of this agenda, a revised site plan and architectural plans were received. However, since the submittal of the revised plans staff has provided comments and suggestions which the applicant has taken into consideration but not addressed.

The revised site plan cannot be approved by the Henrico County Traffic Engineer until the right-of-way dedication of 44 feet from the centerline of Williamsburg Road to the property has been

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shown. Also, the applicant must continue to prove that the County and VDOT access management needs have been met. Additionally, the Planning Department has requested that the sidewalk which connected the site to the public sidewalk, and the pedestrian scaled decorative lights and amenities be provided as previously shown.

Furthermore, staff suggested additional building enhancements to complement the small town and residential Sandston character in accordance with the 2002 Sandston Commercial Area Study.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. The right-of-way for widening of Williamsburg Road (U.S. Route 60) and Garland Avenue, as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the north side of Williamsburg Road (U.S. Route 60).
33. Outside storage shall not be permitted.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
37. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Matt Ward)

(Applicant's Representative: Christopher Shust)

PLAN OF DEVELOPMENT

POD2014-00457
Richmond Petroleum – 2301
Mechanicsville Turnpike
(U.S. Route 360)

**DEFERRED BY
APPLICANT TO 2/25/2015**

Parker Design Group, Inc. for Richmond Petroleum Marketing, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 2,877 square foot convenience store and restaurant with fuel pumps, drive-through facilities, and a 1,100 square foot car wash. The 0.9-acre site is located on the southeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The applicant has requested a deferral to the February 25, 2015 meeting.

The proposal calls for the redevelopment of a parcel containing an existing gas station, which is to be demolished to make way for a convenience store and restaurant with fuel pumps, a drive through lane for fast food, and an automated car wash. The number of access points will be reduced from four to two, with one entrance on Mechanicsville Turnpike and another one on Bloom Lane.

The main structure and the car wash feature a combination of red brick, either stone or color integrated split face block dark brown in color, and tan EIFS. The elevations show a flat canopy for the fuel area with columns fully wrapped in brick to the top.

At the time of the agenda's preparation, the Department of Public Works - Traffic Division is unable to recommend approval of the plan because of the following reasons: adequate right-of-way width needs to demonstrated on Mechanicsville Turnpike and Bloom Lane; a bypass lane is required for the car wash and drive through, and adequate drive through stacking space needs to be demonstrated. Additionally, staff has requested elevations for all four sides of each proposed structure.

As of the preparation date of the agenda, the staff has not received a revised plan or elevations, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. Bulk storage of fuel shall be underground.
30. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way.
31. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
32. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
33. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.

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34. Outside storage shall not be permitted.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Lee Pambid)

(Applicant's Representative: Dustin Foster)

PLAN OF DEVELOPMENT

POD2014-00459

Addison at Kings Crossing –
10500 Castile Road

APPROVED

Youngblood, Tyler and Associates for Weinstein Family, LLC and Weinstein Properties: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 30-unit apartment building with two freestanding garage buildings. The 1.83-acre site is located on the northwest corner of the intersection of Castile Road and Otlyn Road, on parcel 742-741-5065. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

The site layout is consistent with the exhibit provided at the time of rezoning (REZ2014-00038), except that one of the freestanding garages has been moved from along the northern side of the parking lot adjacent to the bank site to along the western side of the parking lot adjacent to the US Post Office site.

The architectural elevations that have been proposed differ from the exhibit provided with the zoning case, which had shown a design similar to the units constructed across Castile Road with POD-69-00 Kings Crossing, Phase 5. The architectural style and detailing has been revised, but the building footprint and massing are similar. The predominate materials proposed are shake style and horizontal fiber cement siding and cultured stone veneer along with 30-yr asphalt architectural shingles, which are in accordance with the materials permitted by proffered condition.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

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29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. A concrete sidewalk meeting County standards shall be provided along the north side of Castile Road and the west side of Otlyn Road.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case REZ2014-00038 shall be incorporated in this approval.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Adam Werner)

(Applicable Rezoning Cases and PUPs: REZ2014-00038)

PLAN OF DEVELOPMENT

POD2014-00526

University Park – Phase 2 –
Building 2 – Memory Care –
9600 Malborough Terrace

APPROVED

Willmark Engineering, PLC for University Park RE Investors, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Building 2 of Phase 2 of the University Park Life Care Facility. Building 2 consists of a one-story 40,883 square foot building containing 64 memory care units and accessory community space. The proposed building would replace a previously authorized but unconstructed four-story, 80 unit independent living building shown on the University Park Life Care Facility Master Plan. The 3.67-acre site is located on part of the 34.41-acre University Park property, located on the east line of Pemberton Road (State Route 157), south of Interstate 64, on parcels 753-754-1408 and part of parcel 752-754-7933. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The applicant, Smith-Packett is requesting approval to construct a 40,883 square foot, 1-story building, containing 64 memory care units and accessory community space, to replace a previously authorized but unconstructed 4-story, 80 unit independent living building shown on the previously approved University Park Life Care Facility Master Plan. The proposed Memory Care building

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has similar architecture to the previously authorized but undeveloped independent living townhouse buildings.

The Life Care Facility Master Plan would continue to authorize three future 4-story buildings (Buildings 1B, 3 and 4) with 219 additional independent living units and 44 future 1-story townhouse style independent living units on the residual undeveloped property owned by Smith-Packett. The University Park Life Care Facility Master Plan provides for an existing 194 bed nursing home (The Laurels) and two existing detached independent living dwellings on an 11.767 acre companion property, as well as an existing 104 bed assisted living facility, and a 124 unit independent living building and town center currently under construction on the 36.91 acre property owned and developed by Smith-Packett. A life care facility is permitted to have a maximum density of 30 units per acre. The preliminary plan referenced with Zoning Case C-042C-06 provided for 761 units. The University Park Master Plan authorizes a maximum of 751 units at this time or 15.42 units per acre. The proposed plan of development satisfies all proffers, as well as all code requirements for life care facilities.

Staff recommends approval of the plan subject to annotations to this plan, the standard conditions for developments of this type and the following additional conditions:

29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The proffers approved as a part of zoning cases C-42C-06, C-17C-11, and P-15-06 shall be incorporated in this approval.
32. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Mark Williams)

(Applicable Rezoning Cases and PUPs: C-42C-06, C-17C-11, and P-15-06)

LANDSCAPE PLAN

POD2014-00500
Dollar General at 202 E.
Williamsburg Road (U.S.
Route 60)

APPROVED

Highmark Engineering, LLC for Par 3 Development Group, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.58-acre site is located on the north line of E. Williamsburg Road (U.S. Route 60), approximately 250 feet east of N. Raines Avenue, on parcel 828-715-5292. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The applicant seeks approval of the landscape plan for the proposed Dollar General retail store at 202 E. Williamsburg Road.

The landscaping proposed meets the minimum landscape and transitional buffer requirements, providing street trees, parking lot perimeter plantings, and a continuous hedgerow along rows of parking. These plantings will be in addition to tree save on the overall parcel within the wetlands areas. The perimeter and interior landscaping proposed includes a variety of suitable plant species reasonably dispersed throughout the site and along the perimeter to enhance the streetscape and the interior of the site.

The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.

(Staff Report by Aimee Crady)
(Applicant's Representative: D. Bryant Gammon)

LANDSCAPE PLAN

POD2014-00480
Dollar General at 2536 New
Market Road (State Route 5)

DEFERRED BY
APPLICANT TO 2/25/2015

Highmark Engineering, LLC for Par 3 Development Group, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.88-acre site is located at the northwest corner of the intersection of New Market Road (State Route 5) and Gregg Road, on parcel 815-688-4303. The zoning is B-1C, Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The proposed landscaping fulfills the transitional buffer and proffered buffer requirements to complement this site. As shown, the parking lot will be screened with a hedgerow of Dwarf Burford Holly, and mature trees will be retained on site.

The landscape plan complies with the plan of development as well as the zoning case (REZ2013-00022). The staff recommends approval subject to the standard conditions for landscape plans.

(Staff Report by Matt Ward)
(Applicant's Representative: D. Bryant Gammon)
(Applicable Rezoning Cases and PUPS: REZ2013-00022)

LANDSCAPE AND LIGHTING PLAN

POD2014-00523 and
POD2014-00524
Libbie Mill – Phase 1A
(Formerly Staples Mill
Centre – Phase 1A) Lake –
4900 Libbie Mill East
Boulevard

APPROVED

Cite Design for Midtown Land Partners, LLC, Arch Creek Venture, LLLP, and GGC Associates, LLC: Request for approval of a landscape plan and a lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The four-acre site is located at the western terminus of Libbie Mill East Boulevard (private), between Libbie Lake East Street (private) and Libbie Lake West Street (private), on part of the 85-acre Libbie Mill urban mixed use property located along the west line of Staples Mill Road (U.S. Route 33), south of Bethlehem Road, on part of parcel 773-740-5043. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)**

The applicant requests approval of the landscaping and lighting plan for the area surrounding Libbie Mill Lake, the central design feature of the Libbie Mill Urban Mixed Use development. The lake will also be a prominent visual feature for the Libbie Mill Library which is currently under construction and borders the south side of the lake.

In addition to the children's reading garden located on the library property, a formal landscape area which includes a brick promenade, a stone dust trail and an outdoor amphitheater will occupy the area between the library and the lake. The lake will also feature two fountains.

Direct access to the east side of the lake will be provided from Libbie Lake East Street. The area between the lake and the street will be occupied by a large brick plaza that steps down to a large lakefront deck. The brick plaza features a mill stone fountain, an information kiosk, and two large swing pavilions. The steps extending along the deck will function as bleacher seating during larger events.

A meandering landscaped path will extend from the plaza along the north side of the lake to a brick promenade extending along the west side of the lake, fronting on Libbie Lake West Street. The path is intended to extend back to the library along the south side of the lake when the adjoining property is developed. Additional landscaping and hardscape improvements will be provided in the future when additional buildings are constructed adjacent to the lake. Those facilities will be reviewed with future POD plans.

Both the path and other pedestrian areas around the lake will be illuminated by decorative light poles and illuminated bollards. The developer provided additional photometric plans for staff review showing appropriate lighting levels are provided for these pedestrian and activity areas. The developer has also agreed to provide appropriate security features and policies to address any security concerns identified by the Division of Police.

Planning staff believes that the proposed landscape plan and related hardscape features are well designed and are both consistent with the Libbie Mill Design guidelines and reflective of the high quality of development proposed in the Libbie Mill Urban Mixed Use Master Plan.

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Staff recommends approval subject to the annotations on the plans and the standard conditions for landscape and lighting plans.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Doug Cole)

(Applicable Rezoning Cases and PUPS: C-5C-07, P-9-07, and PUP2014-00014)

APPROVAL OF MINUTES: December 17, 2014 Minutes **APPROVED**

ADJOURN @ 9:54AM